



అంధ్ర ప్రదేశ్ రాజ పత్రము

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**NOTIFICATIONS BY GOVERNMENT**

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**MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT**

DRAFT VARIATION TO THE MASTER PLAN FOR CHANGE OF LAND USE FROM RESIDENTIAL USE TO COMMERCIAL USE IN RAMA CHANDRA RAO PETA, ELURU.

*[Memo. No. 12219/H<sub>1</sub>/2009-2, Municipal Administration and Urban Development, 22nd January, 2010.]*

The following draft variation to the Eluru General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms. No. 312, M.A., dated 25-07-1975, is proposed in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) thereof.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad-500022.

**DRAFT VARIATION**

The site in T.S.No. 385/3, W.P. Ward, Block No. 13, Rama Chandra Rao Peta, Eluru to an extent of 401.30 Sq.Mtrs. the boundaries of which are as shown in the schedule below and which is earmarked for Residential use in the General Town Planning Scheme (Master Plan) of Eluru Town sanctioned in G.O.Ms.No. 312, M.A., dated 25-07-1975 is now proposed to be designated for Commercial use by variation of change of land use as marked "A" as shown in the revised part proposed land use map GTP No. 30/2009/R, which is available in Municipal Office, Eluru Town, **subject to the following conditions; namely:-**

1. The applicant shall pay development / conversion charges as per G.O.Ms.No. 158, MA., dated 22-3-1996 to the Eluru Municipal Corporation before issue of confirmation orders.

2. That the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
3. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
4. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. The change of land use shall not be used as the proof of any title of the land.
6. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
7. The applicant shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
8. The applicant shall handover the road affected portion to an extent of (14.63 Sq.Mtrs. x 1.44 Sq.Mtrs.) 21.07 Sq.Mtrs., affected under existing 9.32 Mtrs., wide road to be widened to 12.20 Mtrs., (40 feet) wide to the Eluru Municipal Corporation through Registered Gift Deed at free of cost.
9. The Municipal Commissioner, Eluru Municipal Corporation shall take necessary steps to widen the existing Mulukutlavari Street 9.32 Mts., wide to 12.20 Mtrs., wide road.
10. Any other conditions as may be imposed by the competent authority.

#### **SCHEDULE OF BOUNDARIES :**

**North** : Building of Sri A. Ramalingeswara Rao.

**East** : Existing 9.32 Mtrs., wide Mulukutlavari Street to be widened to 40 feet wide or 12.20 Mtrs., wide.

**South** : Building of Sri V. Subrahmanyam.

**West** : Sri V. Subrahmanyam's vacant site.

**T.S. APPA RAO,**  
*Principal Secretary to Government.*

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